



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, June 14, 2006**

2006-0467: Application for a Variance from Sunnyvale Municipal Code section 19.48.020 for a new fence greater than three feet in the corner vision triangle. The property is located at **1386 Lewiston Drive** (near Cascade Dr.) in an R-1(Low Density Residential) Zoning District. (APN: 323-05-005)

In attendance: Ronan Sigura, Applicant; Kathleen Tobias, Neighbor; Coleen Hausler, Neighbor; Gerri Caruso, Administrative Hearing Officer; Steve Lynch, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Steve Lynch, Project Planner, stated that the applicant is proposing a 5'6" high fence into the corner and driveway vision triangles of his property. The fence is on the property line along Lewiston Drive and Courts, immediately adjacent to the back of the sidewalk. There is also a double gate proposed near the street corner, intended to allow access to the reducible front and rear yards.

As part of this application, the applicant is proposing to remove the 6' high wood fence that is currently located between the front and reducible front yards. Staff does not recommend approval of this application.

Ms. Caruso opened the public hearing.

Ronan Sigura, Applicant, received and reviewed a copy of the staff report. The applicant mentioned that this is a very low traffic cul-de-sac. The applicant stated that someone would have to pass the fence by twelve feet in order to make a turn. Mr. Sigura stated that he got a majority of the neighbors to sign his petition which is included in the staff report.

Kathleen Tobias, Neighbor, stated that she believes the fence is too tall. She also mentioned that on her end of the cul-de-sac there is a heavy traffic flow. Ms. Tobias stated that her main concern was with the height of the fence.

Coleen Hausler, Neighbor, was curious to know if a stop sign would be put in at the intersection to help control traffic. Ms. Caruso stated that if the fence is approved one of the conditions is to add a stop sign. Ms. Hausler stated that she is not going to voice any objections but she would like staff to put into consideration that there will be bike traffic.

Ronan, Applicant, stated that after hearing the neighbor's statements he believes that a stop sign should be put in regardless of the outcome of the application. The applicant

stated that he would love to work with staff to come up with a design that will work for everyone.

Ms. Caruso closed the public hearing.

Ms. Caruso, denied the variance because she was unable to make the findings and she felt the applicant had other options for achieving a secure yard without the front yard fence.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:41 p.m.

Minutes approved by:
Gerri Caruso, Principal Planner